

APPRAISAL ORDER CHECKLIST

Appendix A

STATE AGRICULTURE DEVELOPMENT COMMITTEE FARMLAND PRESERVATION PROGRAM

An appraiser shall not bid on or accept any SADC funded appraisal assignment
without this list being completely filled out and signed

OWNER: _____

Owner Address: _____

Owner Phone Number: _____ e-mail (optional) _____

Applicant (if different): _____ Contract Purchaser: _____

Applicant/Purchaser Address, phone, e-mail If contact is required

Location/Address of the Subject Property:

Municipality: _____ **County:** _____

(Numerous Lots can be expressed as a range eg. B 1 L 1-12)

Block/Lot(s) _____

Municipality: _____ **County:** _____

Block/Lot(s) _____

Municipality: _____ **County:** _____

Block/Lot(s) _____

Municipality: _____ **County:** _____

Block/Lot(s) _____

Gross Acreage of Property: _____ Acres.

Total Acreage attributed to Tidelands, Riparian or Border Water (subtract) - _____ Acres.

(Do not deduct freshwater, mod-ag wetlands or interior water

– consult SADC for acreage)

Adjusted Gross Acreage: = _____ Acres.

Appraisers shall base their per acre analysis on the adjusted gross acreage
of the subject tax lot(s) including all exception area acreage. Only riparian,
tidelands and border water shall be excluded.

Total Acreage of Exceptions (subtract from adjusted gross acres) - _____ Acres.

(Do not deduct freshwater, mod-ag wetlands or interior water

– consult SADC staff for acreage)

ACREAGE TO BE REPORTED IN APPRAISERS CERTIFICATION (Net) = _____ Acres.

(Appropriate direction concerning significant tidal, riparian or boundary waters shall be provided to the appraiser.
The landowner will only be paid on the net acreage. While the per acre value is based on the adjusted gross acreage,
the certification should only apply that per acre figure to the net acreage preserved to give the client an accurate
assessment of the total dollars that will be associated with the preservation project. The SADC certifies dollars per
acre, not the total dollars, as all projects are subject to a final survey.)

DATE OF VALUE: Appraiser date of Inspection _____ or ____/____/____. If there is no need for a
specific date always **check** the date of inspection. All Planning Incentive Grant appraisals should have a similar
date (within one month +/- of each other).

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HOUSING OPPORTUNITIES ON PREMISES TO BE PRESERVED:

(Do not include existing residences that are within an exception area)

Existing residences: # _____ House size limitation _____ sq. ft.
RDSOs: # _____ House size limitation _____ sq. ft.
Agricultural Labor Housing: # _____ House size limitation _____ sq. ft.

House size limitations or exception restrictions (describe in detail):

EXCEPTIONS (all exception locations must be identified on mapping)

Exception #1: ☐ Severable ☐ Non-Severable (Check one)
Size: ☐ Acres (Put size of the exception in here)
Purpose: ☐ Existing Single Family Dwelling (s)
 ☐ Future Single Family Dwelling (s)
 ☐ Non Agricultural Use
 ☐ Farm Market
 ☐ Easement (access, road etc.)
 ☐ Lot Line Adjustment
 ☐ Other (describe)

Restrictions: (Narratively use this space to describe any restrictions that will be placed on the exception area.
This includes number of dwellings, building sizes, allowed uses etc.)

Exception #2: ☐ Severable ☐ Non-Severable (Check one)
Size: ☐ Acres (Put size of the exception in here)
Purpose: ☐ Existing Single Family Dwelling (s)
 ☐ Future Single Family Dwelling (s)
 ☐ Non Agricultural Use
 ☐ Farm Market
 ☐ Easement (access, road etc.)
 ☐ Lot Line Adjustment
 ☐ Other (describe)

Restrictions: (Use this space to describe any restrictions that will be placed on the exception area. This
includes number of dwellings, building sizes, allowed uses etc.)

**ADMINISTRATORS SHOULD FEEL FREE TO EXPAND THE NUMBER OF EXCEPTIONS AS
NEEDED THROUGH COPY AND PASTE OR ADDITIONAL PAGES**

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PROGRAM:

County Planning Incentive Grant (County): _____
Planning Incentive Grant (Municipal): _____
SADC Direct Easement Purchase: _____

Nonprofit Grant Program (Easement): _____
Nonprofit Grant Program (Fee): _____
SADC Resale Fee Simple _____

SUBDIVISION APPROVAL:

Yes___ No___

Preliminary Date of Approval _____ extension(s) _____
Final Date of Approval _____ extension(s) _____

The subdivision approval ___ may / ___ may not be considered in the appraisals for this application. In either case, any engineering and studies may be shared with appraisers.

If the property is the subject of final site plan approval, the appraisals must address the unique details of these approvals. **At a minimum the following shall be specifically addressed:**

- 1) When comparing the subdivision with comparable properties, the appraisers should thoroughly consider and address any significant atypical outstanding contingencies or permits in the subdivision resolutions.
- 2) If available specific septic testing supporting building on any of the proposed lots should be submitted and results included in the analysis.
- 3) As per the SADC appraisal handbook the appraiser shall consider the impacts on value resulting from any conservation easements recorded on the property, or any other restrictions on development or use of the property. *For example, "It appears a ___ acre parcel included in the subdivision was reserved for open space."* The Township should provide the SADC and appraisers documentation regarding any recorded easements.
- 4) The appraisers must fully address if the approvals are still in effect and any possible impacts due to permit expiration of the New Jersey Permit Extension Act.

Pursuant to N.J.A.C. 2:76-6.11(c)1., the SADC may disapprove of an application if it determines that the applicant has initiated proceedings in anticipation of applying to sell a development easement or during the application process that have the effect of increasing the applicant's appraised development easement value.

EXISTING EASEMENTS Yes___ No___

Conservation Easements _____ Utility _____
Buffer ordinance/restrictions _____ Slope / Drainage _____
Other _____

Note: Appraisers may not assume that easements that specifically prohibit disturbance and development can be reversed or receive variances.

LOI required- All Pinelands Appraisals should include value of agricultural improvements as per the special memorandum and SADC policy 42 issued in August 2002 to appraisers authorized to appraise Pinelands Properties.

Transfer Development Rights: (fill out only if property is in or eligible to be in a transfer development rights program)

- Subject Property is in a: ___ Sending Zone ___ Receiving Zone
- TDR Program is: ___ Local ___ Regional (Pinelands, Highlands etc.)
- Credits Allotted # _____ Verified. Source: _____
- Credits Estimated# _____ Verified. Source: _____
- Credits retired by preservation # _____ Credits retained by landowner # _____

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ZONING

All Appraisals must be appraised under current zoning - code(s) _____

The dual appraisal provision of the Highlands Act sunset on June 30, 2014. The provision has been extended by the Governor and NJ Legislature until June 30, 2019 **only for properties located within the boundaries of the Highlands Preservation or Planning Areas that also continue to meet one of the following conditions.** Appraisal assignments should identify the 1/1/04 valuation as Hypothetical in their appraisals.

Zoning and environmental conditions in place as of 1/1/04 (Hypothetical) – code(s)

Reason for 01/01/04 Qualification: (To be completed only if the dual appraisal provision is being requested)

- Property is in the Highlands: ___ Preservation Area ___ Planning Area

The Application must also qualify under one of the following: (To be completed only if the dual appraisal provision is being requested)

___ Applicant owned the property **as of 8/10/04.**

___ Applicant is an immediate family member of the owner that owned the property **as of 8/10/04**

___ Applicant is a Governmental unit or Non-Profit Organization that acquired the property from a

a. original owner of property as of 8/10/04: ___

b. immediate family member of the owner as of 8/10/04: ___

CATEGORY 1 STREAM If yes (*please including mapping*)

If the Property is located within 300 feet of a Category 1 stream or river please note:

___ Category 1 waterway within property boundary OR Property is within _____ feet of a Category 1 waterway

If present, the C-1 stream 300' buffer limitation must always be taken into consideration in any appraisal considering current environmental regulations. Only appraisals under the hypothetical condition that environmental and zoning regulations as of 1/1/04 are in place may ignore this fact.

OTHER (*Include special instructions here or attach*):

The appraiser shall consider the impact of all exceptions, non-agricultural uses and effect of improvements as listed in the attached subject application in conformance with the SADC Appraisal Handbook.

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<http://www.nj.gov/agriculture/sadc/farmpreserve/appraisals/appraisalresources.html>

Signed,

(Program Administrator/Project Manager)

Date

* This form shall be completed by the contracting agency and shall be contained as an addendum, along with the application and Green Light Review Letter, in the appraisal report.